



Guide Price £475,000

28 HIGH SALTERNS, SEAVIEW, ISLE OF WIGHT, PO34 5AS



Seafields



## PERFECT BLEND OF COMFORT AND CONVENIENCE!

Nestled in a good sized plot within the serene cul de sac of High Salterns, Seaview, this delightful DETACHED HOUSE is moments from the 'short cut' to the long stretch of beaches, and an easy stroll away from the village amenities, community shop, eateries, sports facilities and Yacht Club. The well presented accommodation comprises a dual aspect sitting/dining room which is bathed in natural light and leads to the large full width conservatory, a separate fitted kitchen and sun porch, plus downstairs w.c., There are 3 BEDROOMS - one on the ground floor with en suite facilities - plus a first floor family bathroom. For the avid gardener there is an attractive, very private enclosed decked/lawned rear garden - the perfect spot for al fresco dining - plus a pretty front garden. Further benefits including GAS CENTRAL HEATING, double glazing and an off-street PARKING BAY. Whether you are seeking a main residence or a second home by the sea, this property presents an EXCELLENT OPPORTUNITY to embrace a lifestyle within this popular sailing village. With its prime location and appealing features, this house is very well worth a visit!

### ACCOMMODATION:

Entrance door to:

### HALLWAY:

Welcoming hall with double glazed window to front. Wood effect flooring. Radiator. Doors to:

### DOWNSTAIRS W.C.:

Comprising low level w.c. Recessed down lighter.

### SITTING/DINING ROOM:

Well proportioned open plan reception room with designated living and dining areas. Double glazed bay window to front. Radiators x 2. Feature fireplace with fitted gas coal effect fire and wood mantle. Door to Kitchen and large double glazed doors to Conservatory.

### CONSERVATORY:

Superbly proportioned part-brick, part double glazed conservatory over-looking rear garden, with apex roof. Radiators. Double glazed French doors to sun deck.

### KITCHEN:

Fitted kitchen comprising range of wood fronted matching cupboard and drawer units with contrasting work surfaces incorporating 1.5 bowl white enamel sink unit. Integral hob and oven. Space and plumbing for washing machine, dishwasher and fridge/freezer. Tiled surrounds. Double glazed window to rear. Double glazed door to Sun Porch.

### SUN PORCH:

Part brick-built, part-double glazed sun porch with range of cupboards with white work surfaces. Double glazed windows over-looking rear garden with door to sun deck.

### BEDROOM 1:

Carpeted ground floor double bedroom with double glazed bay window to front. Radiator. Cupboard housing meter cupboard. Radiator. Sliding door to:

### EN SUITE SHOWER:

Suite comprising tiled shower cubicle, wash hand basin and low level w.c. Extractor fan. Heated towel rail. Carpeted flooring.

### FIRST FLOOR LANDING:

Carpeted landing with double glazed window to side. Doors to:

### BEDROOM 2:

Carpeted double glazed bedroom with double glazed windows to front. Radiator. Door to built-in wardrobe/cupboard.

### BEDROOM 3:

Single carpeted bedroom with double glazed window to rear. Radiator. Fitted wardrobes/dressing table/cupboards.

### BATHROOM:

Comprising white suite of bath with shower over; wash hand basin; low level w.c. Tiled surround. Heated towel rail. Storage/airing cupboard housing gas boiler. Double glazed obscured window to rear.

### GARDENS:

The property is set within a good sized plot and comprises a very pretty, mature front garden which is mainly laid to lawn with assorted trees - and includes a tucked away shingled seating area. The rear garden is fully enclosed comprising a raised timber deck offering an excellent spot for al fresco dining and relaxing, with the rest being mainly laid to lawn. There are additional paved patio areas to sides with timber gates giving access to front. Timber shed.

### DRIVEWAY:

Driveway providing off street parking.

### TENURE:

Freehold

### OTHER PROPERTY FACTS:

Council Tax Band: D

EPC Rating: TBC

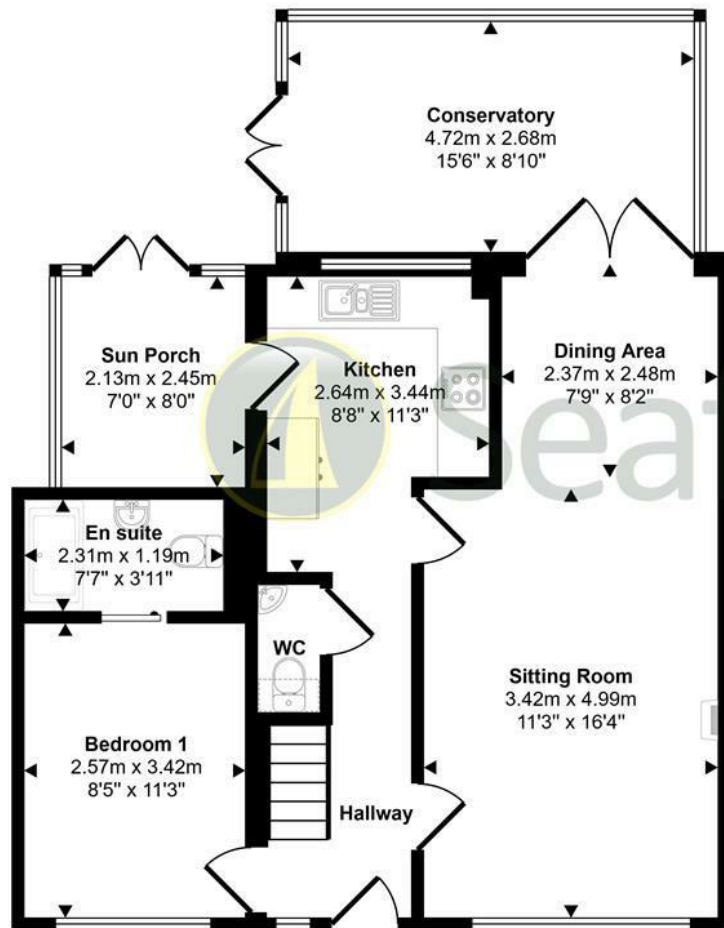
Flood Risk: Low

Utilities: Mains gas, electricity and water/drainage

### DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

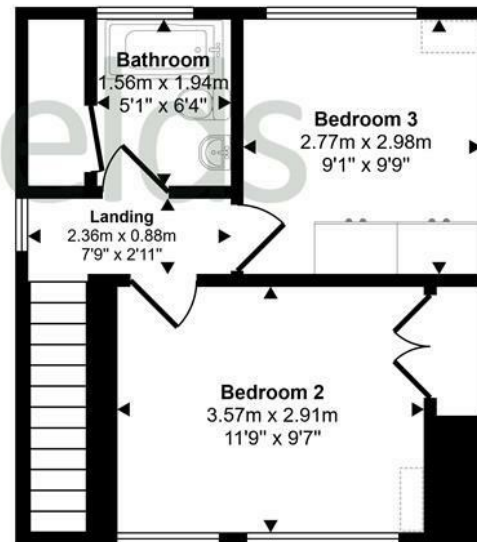
Approx Gross Internal Area  
104 sq m / 1124 sq ft



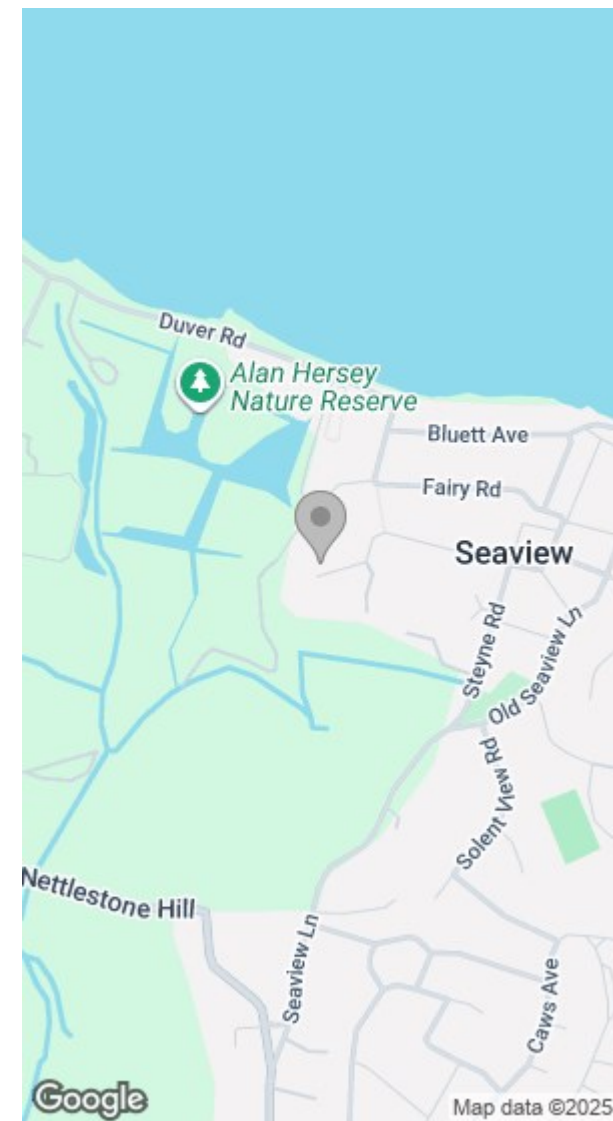
Ground Floor  
Approx 73 sq m / 784 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 32 sq m / 340 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



